



95a & 95b Cavendish Place, Eastbourne, BN21 3TZ

COMMERCIAL PREMISES AVAILABLE IN EASTBOURNE - TO LET

- Rent - £14,400 pax
- Convenient location on the outskirts of the town centre
- 3-phase electrics
- Suitable for a variety of uses including (but not limited to) retail, office & leisure
- Small business rates relief available

95a & 95b Cavendish Place, Eastbourne, BN21 3TZ

Summary

Available Size	1,676 sq ft
Rent	£14,400 per annum Exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£5,508 per annum This property qualifies for small business rates relief.
Rateable Value	£12,750
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Property graded as C-E (72-115)

Description

A well-presented commercial premises over ground and first floor comprising an open plan space & W/C over ground floor with a reception area, x4 treatment rooms, kitchen and W/C over first floor. The property benefits from a roller shutter at ground floor level, three-phase electrics and running water/ sink etc in one of the treatment rooms.

Location

Located to the rear of 95 Cavendish Place in Eastbourne, just south of the junction intersecting Ashford Road. Eastbourne town centre is a short walk south-west of the subject with the seafront a short walk south. Nearby occupiers include Diamond Accountants, Brewers, Mimas Desserts, The Cavendish Bakery, Osborn Pharmacy in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	833	77.39
1st	843	78.32
Total	1,676	155.71

Terms

Available to let by way of a new Full Repairing and Insuring lease for a minimum term of 5 years with a 3 year option to break. Subject to status, a rental deposit will be required.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

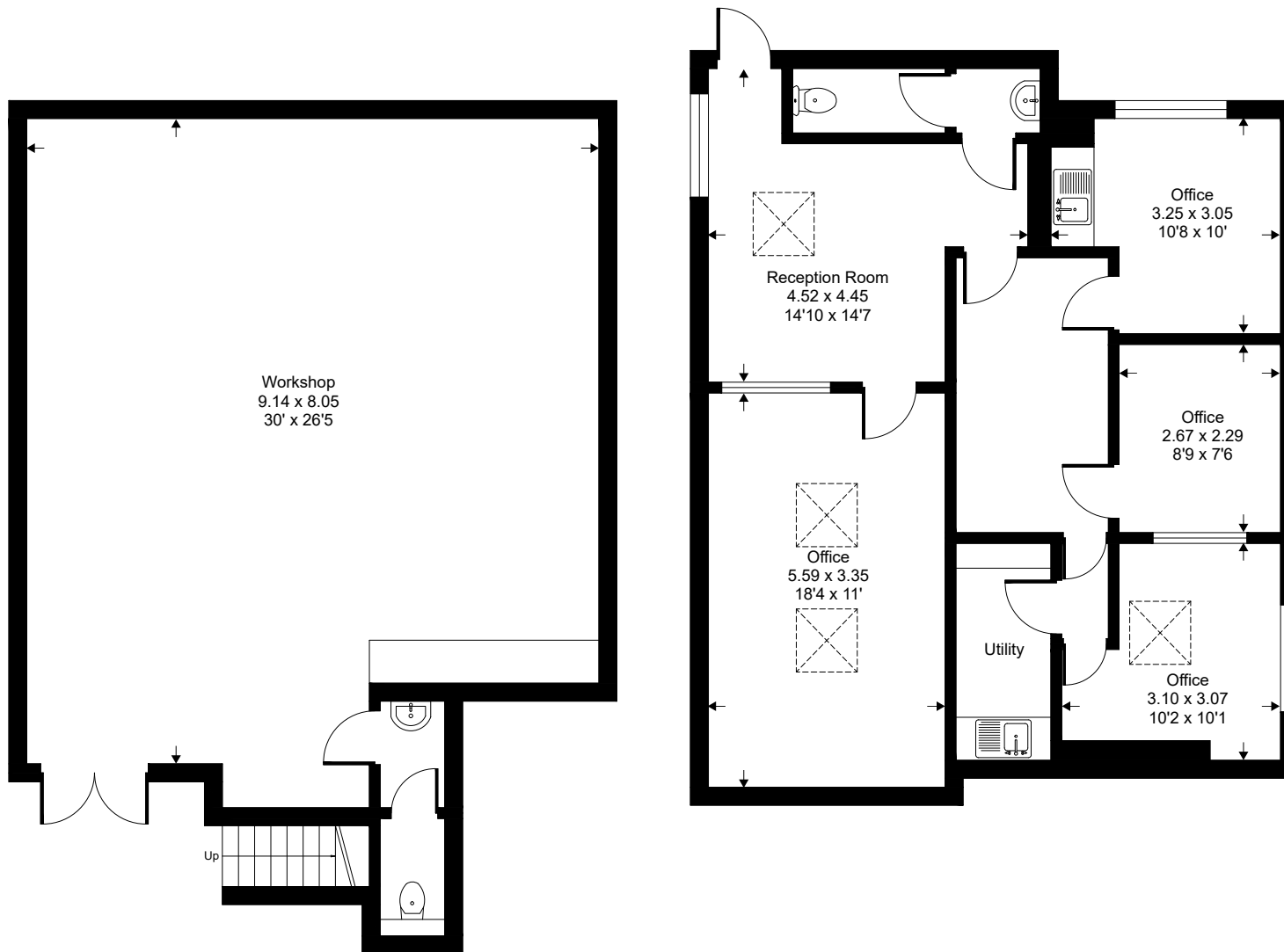


Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Cavendish Place, BN21

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft
Approximate Outbuilding Internal Area = 77.3 sq m / 833 sq ft
Approximate Total Internal Area = 155.6 sq m / 1676 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.